WARRANTY DEED

Karen Johnson Davidson County
Batch# 1310247 DEEDWARR
08/14/2025 02:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,813.00
20250814-0064932

G-C-25-700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/22/2029
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SLB Trust U/T/A dated June 26, 2025	**Samantha Levine**	
(NAME) **700 12th Ave S #507**	(NAME) **3240 E. Stanford Drive**	**093-13-0D-031.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Paradis Valley, AZ 85253**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANDON M. NYSWANER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMANTHA LEVINE, TRUSTEE OF THE SLB TRUST U/T/A DATED JUNE 26, 2025,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain tract or parcel of land in Davidson county, State of Tennessee, Described as follows:

Being Unit No. R 507, of Terrazzo, a Condominium, a horizontal property regime, created under title 66, chapter 27, sections 101, et seq., as amended, Tennessee code annotated, and as established by a master deed and by-laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784, said register's office, said master deed and By-Laws. Reference is hereby made to the plan for Terrazzo condominiums of record in Instrument No. 20081223-0122167, at Exhibit B, register's office for Davidson County, Tennessee.

Being the same property conveyed to Susan L. Nyswaner as Trustee of the Swancrest Family Revocable Trust, dated March 02, 2011 and husband, Robert E. Nyswaner, as Trustee of the Swancrest Family Revocable Trust, dated March 02, 2011 by Warranty Deed from William P. Pykosh and Susan P. Pykosh, husband and wife of record in Instrument No. 20161202-0126880 Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 02, 2016.

Being the same property conveyed to Brandon M. Nyswaner by Quitclaim Deed from Susan L. Nyswaner as Trustee of the Swancrest Family Revocable Trust, dated March 02, 2011 and Robert E. Nyswaner, as Trustee of the Swancrest Family Revocable Trust, dated March 02, 2011 of record in Instrument No. 20210115-0007281 Register's Office for Davidson County, Tennessee, dated January 15, 2021 and recorded on January 15, 2021.

Nore Eckler, spouse of Brandon M. Nyswaner, hereby joins in this conveyance and does transfer and convey any and all marital interest Nora Eckler may have in and to the above-described tract or parcel of land.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20051116-0138405, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20081223-0122167, as amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418 and Instrument No. 20180627-0061944, Register's Office for Davidson County, Tennessee.
- Charter for Terrazzo Condominium Association, Inc. of record in Instrument Number 20081223-0122305, in the Register's Office for Davidson County, Tennessee.
- Charter for Terrazzo Residential Owner's Association, Inc. of record in Instrument Number 20090828-0080937, in the Register's Office for Davidson County, Tennessee.

- Charter for Terrazzo Commercial/Office Owner's Association, Inc. of record in Instrument Number 20090828-0080938, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723 and Book 6236, page 263, in the Register's Office for Davidson County, Tennessee.
- Easement retained in Ordinance No. 72-317 of record in Book 4643, Page 498, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060615-0071504, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances with the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20060615-0071498, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20120521-0043895, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Instrument Number 20081205-0117745, Instrument No. 20081009-0102619, and Modification of Memorandum of Lease Instrument No. 20081230-0123644, Instrument No. 20081223-0122168 and Instrument No. 20090914-0085597, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **700 12th Ave S #507, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 14th DAY OF AUGUST, 2025.

Brandon M. Nyswaner

Nora Eckler

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON M. NYSWANER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORA ECKLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

- Charter for Terrazzo Commercial/Office Owner's Association, Inc. of record in Instrument Number 20090828-0080938, in the Register's Office for Davidson County, Tennessee.
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- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20120521-0043895, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Instrument Number 20081205-0117745, Instrument No. 20081009-0102619, and Modification of Memorandum of Lease Instrument No. 20081230-0123644, Instrument No. 20081223-0122168 and Instrument No. 20090914-0085597, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

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Witness my/our hand(s) this the 14th DAY OF AUGUST, 2025.

Brandon M. Nyswaner

Nora Eckler

Nora Eckler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON M. NYSWANER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORA ECKLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **08/14/2025**.

Affiant Signature

08/14/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 08/14/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

